



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

Small Scale Production (SSP) Initiative

Revitalization Strategy

To expand and strengthen economic activity in Fairfax County's commercial areas, the Office of Community Revitalization (OCR) is exploring the potential for community-friendly small scale production enterprise as a revitalization strategy. This initiative builds on the county's work to address vacancies in office and commercial buildings and to further our goals to create unique places where people want to be.

What is Small Scale Production?

Small-scale production (SSP) or manufacturing is an umbrella term that refers to a unique growing sector of small businesses that produce tangible goods. SSPs can include textiles, hardware, woodworking, metalworking, prototyping, consumer product design, breweries and local food production. These businesses typically serve both consumers, (as a retail operation), as well as production in the same facility.

Why is this trend growing?

Technological and economic changes – along with consumer market preferences for locally-made and “artisanal”/craft products – have enabled small producers to competitively operate in traditionally non-industrial areas, such as retail and commercial centers. SSPs are often cleaner, quieter, and more compact and can therefore be “good neighbors” in mixed-use areas.

What is the benefit to Fairfax County?

SSPs can offer a compatible alternative use for vacant and underutilized retail spaces in commercial and industrial areas. And, over time, SSPs can create new job opportunities and tax revenues that can stimulate development and growth in adjacent businesses, as well as new uses within a community or commercial area.

Small Scale Production Initiative

Over the next several months, OCR staff will work with Recast City – a leader in the SSP movement nationally – to identify the scale and potential for SSP within Fairfax County, by:

- Researching existing and potential SSPs within the county;
- Engaging real estate and development partners with interest in this sector; and
- Analyzing the obstacles and opportunities for development of SSPs in specific areas.

At the same time, Fairfax County staff will be identifying changes in the Comprehensive Plan and Zoning Ordinance to facilitate SSP development where appropriate.

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